



September 11, 2015

Site Planning
Civil Engineering
Land Use Consulting
Project Management

City of Issaquah
Development Services Department
P.O. Box 1307
Issaquah, WA 98027

Re: 1404-WLD Issaquah Townhomes, CPH No. 0054-15-022
Pre-application Conference and Review Request

Planning and Permitting Staff,

This letter and enclosed materials are provided on behalf of my client Westcott Homes to request a pre-application conference and review for the 1404-WLD *Issaquah Townhomes* project in the City of Issaquah. The subject site is comprised of one tax parcel (KC TPN: 8843900445) that totals approximately 0.50 acres (21,747 sf). The subject site is currently developed with a single-family residential home and detached shop along with an asphalt driveway and landscaping. A conceptual site plan showing the current project proposal for 11 single-family residential townhome units is attached for your reference and consideration.

The site is located northwest of downtown Issaquah in the central portion of the City within its Central Issaquah Plan Area. The site address is 775 4th Avenue NW and is currently zoned Mixed Use Residential (MUR) with a land use designation of Multifamily Residential. There are no known critical areas (i.e. wetlands, streams, flood plain, etc.) on the subject property or in the immediate vicinity of the site. The site is proposed to be subdivided to create the individual zero lot line, fee-simple lots for each townhome unit. Additionally, the subdivision will create separate tract for common, private access and open space areas.

Access is proposed to the site at the westerly frontage by connection of a private driveway to 5th Avenue NW. Frontage improvements, including the addition of asphalt, curb and gutter, and sidewalk is proposed for both the 5th Avenue NW and 4th Avenue NW right-of-ways. A continuous pedestrian corridor consisting of a 5-foot paved trail with 4-foot landscape buffers each side connects the 4th Avenue and 5th Avenue frontages along the north boundary. A common open space area also occupies and encompasses portions of this corridor along the northerly boundary of the site.

Public water, sanitary sewer, and storm drainage facilities are available to the site at 5th Avenue NW. These systems will be extended onto the site in easement areas within the new access drives to serve the townhome units.

The proposed project will address the City's *Vision on Sustainable Development* objective through a variety of different measures. The use of Energy Star appliances in the townhomes and drought resistant plants in landscaped areas will be considered. The use of rain garden facilities within available open space areas and permeable pavement will also be considered in the final design for storm water controls.

In addition to the general review comments that the City is able to provide based on the enclosed conceptual plan and understanding of the project proposal, responses to the following questions are also requested:

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1. Strict compliance with tree retention is unlikely given the location of the existing trees on the site. The conceptual plan shows retention of three Black Locust trees in the open space area in the northeast portion of the site. The arborist identified these as Landmark and Significant. However, these trees are currently leaning into the site and toward the proposed buildings, and could pose a potential safety hazard long-term. This is planned to be vetted further with the final site plan. In the meantime, would the City support a variance to tree retention
2. The project proposes individual, fee-simple lots for each townhome unit. It is anticipated that these lots will be created by means of the typical subdivision process. Would the subdivision process run concurrent with the Administrative Site Development Permit or does it have to follow? Are there specific zero lot line code provisions that are applicable to this project or would this be just a standard subdivision?
3. Please, confirm current water flow and pressure information for the existing water mains at 4th and 5th.

Please, feel free to contact me directly if you have questions or require additional information to complete your pre-application review. I appreciate your time and efforts, and look forward to your response. Thank you.

Sincerely,

CPH Consultants



Matthew J. Hough, PE
President

Enclosures: Pre-Application Meeting Submittal Requirements
Permit Application
Conceptual Site Plan
Aerial Map
Aerial Photos
Arborist Report
Environmental Assessment
Geotechnical Report
Site Photos
Site Survey

Cc: Ms. Melanie Clark (Westcott Homes)
Copy to file